



Central Coast Council

## Environment and Planning Committee

Held in the Function Room 2  
2 Hely Street, Wyong

01 July 2025

## MINUTES

### Attendance

#### Members

Deputy Mayor Eaton OAM, Chairperson	Present
Cr Sharon Walsh, Deputy Chair	Present
Cr Margot Castles, Member	Present
Cr John Mouland, Member	Present
Cr Jane Smith, Member	Present (remotely)
Cr Rachel Stanton, Member	Present

#### Status

#### Staff

Luke Nicholls, Director Environment and Planning	Present
Deanne Frankel, Section Manager Strategic Planning Projects	Present
Luke Sulkowski, Unit Manager Environmental Management	Present
Andrew Pearce, Unit Manager Waste and Resource Recovery	Present
Shann Mitchell, Unit Manager Environmental Compliance Services	Present
Scott Duncan, Unit Manager Strategic Planning	Present
Bill Ignatiadis, Unit Manager Commercial Property and Business Enterprise	Present
Briony Stiles, Team Leader Civic Support	Present
Lisa Martin, Civic Support Officer	Present

#### Status



The Chairperson, Deputy Mayor Doug Eaton OAM declared the meeting open at 7:00pm

A PROCEDURAL MOTION WAS *MOVED* by Deputy Mayor EATON OAM and *SECONDED* by Councillor WALSH::

***That in accordance with clause 6.20 of the code of meeting practice, remote attendance via audio visual link to the Environment and Planning Committee meeting on 3 June 2025 be granted to Councillor Smith due to personal reasons.***

**CARRIED**

FOR: UNANIMOUS

## **REPORTS**

### **1.1 Introduction: Welcome, Acknowledgement of Country, and Apologies**

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7:02pm

The Chairperson gave an Acknowledgement of Country statement.

No apologies were received.

### **1.2 Disclosures of Interest**

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7:03pm

No disclosures of interest were declared.

### **1.3 Confirmation of Minutes of Previous Meeting**

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7:05pm

A MOTION was *MOVED* by Councillor MOULAND and *SECONDED* by Councillor CASTLES:

**EPC28/25**

***That the Committee confirm the minutes of the previous Environment and Planning Committees held on Tuesday 3 and 10 June 2025.***

**CARRIED**

FOR: UNANIMOUS

Deputy Mayor Eaton OAM expressed, on behalf of the Committee, "that their thoughts, and best wishes, and prayers are with those particularly effected at North Entrance and Wamberal tonight, and other people affected by this wild weather".



#### 1.4 Items Resolved by Exception

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7:16pm

***That Council adopt the following items en-masse and in accordance with the report recommendations:*** was *MOVED* by Councillor MOULAND and *SECONDED* by Councillor STANTON:

##### ***EPC29/25***

***That the Committee determines the item on the Environmental Planning Committee Agenda will be adopted without debate.***

***Item 1.9 - That the Committee:***

- 1 Notes the Fire Safety Inspection Report received from Fire and Rescue NSW, enclosed as (Attachment 1), in accordance with Section 17(2)(a) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979.***
- 2 Resolves to receive a further report on the matter in accordance with Section 17(2)(b) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979, following staff review of the Fire Safety Inspection Report.***

CARRIED

FOR: UNANIMOUS

#### 1.5 Draft Terms of Reference - Coastal, Estuary and Floodplain Risk Management Sub-Committee - For Adoption

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7:19pm

A MOTION was *MOVED* by Councillor STANTON and *SECONDED* by Councillor MOULAND:

##### ***EPC30/25***

***That the Committee:***

- 1 Notes Council's resolution of 23 June 2025 that Council "Delegates the finalisation of the Terms of Reference for the Coastal, Estuary and Floodplain Risk Management Sub-Committee (Sub-Committee) to the Environment and Planning (E&P) Committee meeting on 1 July 2025".***
- 2 Under Council's delegation, adopts the Coastal, Estuary, and Floodplain Risk Management Sub-Committee Terms of Reference, included as Attachment 1) to this report.***
- 3 That the Terms of Reference (ToR) be amended to as follows:***
  - a) "that the Committee will be for the full term of Council"; and***
  - b) "that the Committee be held on a Tuesday, quarterly".***

CARRIED



FOR: UNANIMOUS

## **1.6 Draft Terms of Reference - Mangrove Mountain Advisory Sub-Committee - For Adoption**

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7:21pm

The Committee agreed to defer this item to be the last item of debate once the Committee has received the 'track changes' version of the 'Draft Terms of Reference'.

Debate resumed at 8:31pm

A MOTION was *MOVED* by Councillor SMITH and *SECONDED* by Councillor WALSH:

*That the Committee recommends that Council adopts the Terms of Reference for the Mangrove Mountain Advisory Sub-Committee (Attachment 1), with the following amendments:*

*Regarding Clause 8.2 of the Terms of Reference, the following changes will occur:*

- a) Meeting dates are set annually to assist in forward planning. Meetings will be held each quarter on a Thursday commencing at 3:00pm at the Council Administration Building at 2 Hely Street Wyong, unless otherwise notified. Meetings usually conclude by 5:00pm, however occasionally may take longer.*
- b) The Sub-Committee will operate for an initial period of two (2) years from the first meeting, unless otherwise resolved by Council to terminate earlier.*
- c) That the committee will meet bi-monthly, this will require approval from the Chief Executive Officer.*
- d) Refer to Resolution 619/25, Part 2 "That the Committee includes the following members and representation:
  - a) Cr Jane Smith (Committee Chair)*
  - b) Interested Councillors*
  - c) Council CEO*
  - d) Council's Legal Counsel*
  - e) Up to 5 community/stakeholder representatives*
  - f) Other relevant Council staff; and*
  - g) Relevant NSW Agency representatives.**

FOR: CRS WALSH, SMITH AND CASTLES

AGAINST: CRS MOULAND, STANTON AND EATON OAM

The Motion was put to the vote and declared LOST on the casting vote of the Chairperson

A FORESHADOWED MOTION was *MOVED* by Deputy Mayor EATON OAM and *SECONDED* by Councillor MOULAND: *To move the staff recommendation.*

**EPC31/25**

***That the Committee recommends that Council adopts the Terms of Reference for the Mangrove Mountain Advisory Sub-Committee at Attachment 1.***

**CARRIED**

FOR: UNANIMOUS

## **1.7 Review of Keeping of Animals Policy**

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7:27pm



The Unit Manager Environmental Compliance Services spoke to the 'Review of Keeping of Animals' presentation.

A MOTION was *MOVED* by Councillor SMITH and *SECONDED* by Councillor MOULAND:

**EPC32/25**

***That the Committee:***

- 1 Recommends that Council endorses the Draft Policy for Keeping of Animals (Attachment 1) to be placed on public exhibition for a period of not less than 28 days with a further report to be presented after the public exhibition period.***
- 2 Recommends that a clause regarding the containment of animals within the property boundary, with consideration given to birds of flight, is added to the Keeping of Animals Policy.***

**CARRIED**

FOR: UNANIMOUS

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**1.8 Draft Species Management Plan – Squirrel Glider for Public Exhibition**

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7:40pm

The Section Manager of Strategic Planning Projects spoke to the 'Draft Squirrel Glider Species Management Plan' presentation.

A MOTION was *MOVED* by Councillor SMITH and *SECONDED* by Councillor CASTLES:

**EPC33/25**

***That the Committee:***

- 1 Recommends that Council endorses the draft Squirrel Glider Species Management (SMP) as per (Attachment 1), proceeding to public exhibition for a minimum of 28 days.***
- 2 Notes a further report on the outcome of public exhibition will be prepared for the Environment and Planning Committee.***

**CARRIED**

FOR: UNANIMOUS

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**1.9 Fire Safety Report - 10 Fielders Street West Gosford**

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7:54pm

RESOLVED BY EXCEPTION ON THE MOTION OF Councillor MOULAND and *SECONDED* by



Councillor CASTLES:

**EPC34/25**

**That the Committee:**

- 1 Notes the Fire Safety Inspection Report received from Fire and Rescue NSW, enclosed as (Attachment 1), in accordance with Section 17(2)(a) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979.**
- 2 Resolves to receive a further report on the matter in accordance with Section 17(2)(b) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979, following staff review of the Fire Safety Inspection Report.**

**CARRIED**

FOR: UNANIMOUS

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**1.10 Fire Safety Report - 2 Alexandra Street Budgewoi**

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7:54pm

A MOTION was *MOVED* by Councillor MOULAND and *SECONDED* by Councillor CASTLES:

**EPC35/25**

**That the Committee:**

- 1 Notes the Fire Safety Inspection Report received from Fire and Rescue NSW, enclosed as (Attachment 1), in accordance with Section 17(2)(a) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979.**
- 2 Resolves to receive a further report on the matter in accordance with Section 17(2)(b) of Part 8 of Schedule 5 of the Environmental Planning and Assessment Act 1979, following staff review of the Fire Safety Inspection Report.**
- 3 Notes the Committee's concerns with the delay of bringing this matter to Council, and the seriousness of the issues raised, specifically regarding "In accordance with Section 17j(2)(a) of Part 8, Schedule 5, of the Environmental Planning and Assessment Act 1979, Fire and Rescue NSW inspection reports are received by Council are required to be tabled at the next available Council meeting".**
- 4 That the Committee notes that the Coordinator will advise the Committee members of the current progress of this matter.**

**CARRIED**

FOR: UNANIMOUS

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**1.11 Response to Notice of Motion - Deferred Lands Planning Proposal Information Report**

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Time: 8:04pm

A MOTION was *MOVED* by Councillor MOULAND and *SECONDED* by Deputy Mayor EATON OAM:

**EPC36/25**

***That the Committee notes the information provided in this report.***

**CARRIED**

FOR: UNANIMOUS

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**1.12 FOGO (Food Organics Garden Organics) Facility Business Case Report - referral to Council to seek Expression of Interest**

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8:05pm

A MOTION was *MOVED* by Councillor MOULAND and *SECONDED* by Councillor STANTON:

**EPC37/25**

***That the Committee:***

- 1 Notes the receipt of associated confidential documents as per Extraordinary Environment and Planning Committee meeting 10 June 2025 which carried the following motion:**

*EPC28/25*

*That the Committee:*

- 1 Further considers FOGO (Food Organics Garden Organics) Facility Business Case Report at the next Environment and Planning Committee meeting on 1 July 2025.*
  - 2 Recommends that Council circulate the feasibility report and decision of the Administrator from May 2024 to all Councillors.*
- 2 Accepts the attached Business Case remain confidential as the Business Case contains:**
- a. information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.***
  - b. commercial information of a confidential nature that would, if disclosed-***
    - i. prejudice the commercial position of the person who supplied it, or***
    - ii. confer a commercial advantage on a competitor of the council, or***
    - iii. reveal a trade secret.***
- 3 Receives and notes the Confidential 'FOGO Facility Business Case (Final Draft)' and redacted versions of the attachments.**
- 4 Accepts the findings within the Business case and recommends,**
- i. progression to the Expression of Interest (EOI) stage for the FOGO Facility,***
  - ii. advising the Office of Local Government (OLG) of Councils intention to proceed with the Public Private Partnership (PPP) model.***



- 5 ***Notes that a report be provided to the Environment and Planning Committee that summarises all (EOI) submissions and provides a recommendation on next steps.***
- 6 ***Recommends to Council that Council adopts the following:***
- i. ***receives and notes the recommendations and confidential Business Case and attachments from the Environment and Planning Committee.***
  - ii. ***agrees with the Business Case recommendations and findings and accepts the draft FOGO Facility Business Case as being the Final FOGO Facility Business Case.***
  - iii. ***agrees that the development of at least 100,000 tonne p/a In Vessel Composting FOGO Facility constructed at Councils Buttonderry Waste Management Facility is a project that will facilitate Council's compliance with upcoming regulatory change, and that this proceeds to an Expression of Interest (EOI).***
  - iv. ***agrees to proceed to an EOI with the FOGO Facility project, as ascertained within the FOGO Facility Business Case, as a Build Own Operate and Transfer (BOOT) contract delivered via a Public Private Partnership (PPP) which requires assessment by Office of Local Government (OLG) prior to proceeding.***
  - v. ***authorises the CEO to certify that all documents put forward to the OLG from Council are prepared in accordance with The Public Private Partnership (PPP) Guidelines and lodge the authorised documents and FOGO Facility Business Case PPP proposal with OLG for assessment.***
  - vi. ***endorses the FOGO Procurement Plan as identified in Attachment F of the FOGO Facility Business Case and subject to OLG agreement, authorises the release of an Expression of Interest for the development of a FOGO Facility under a BOOT and PPP contract.***
  - vii. ***That a further report be provided to the Infrastructure and Assets Committee on the outcome of the EOI process, with recommendation(s) on subsequent actions, and that any Infrastructure and Assets Committee recommendations be included in a subsequent report to Council.***
  - viii. ***When seeking the EOI for FOGO project, Council is interested in alternate options for processing, site selection, and any other commercial FOGO opportunities.***

The Motion was put to the vote and declared **CARRIED** on the casting vote of the Chairperson

FOR: CRS MOULAND, STANTON, AND EATON OAM

AGAINST: CRS WALSH, SMITH AND CASTLES

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### **1.13 Planning Proposal Statistics**

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8:21pm

A MOTION was MOVED by Deputy Mayor EATON OAM and SECONDED by Councillor MOULAND:



**EPC38/25**

***That the Committee***

- 1 Notes the Planning Proposal Information contained within this report.**
- 2 Recommends that Council encourages interested property owners, investors, and those that operate within the tourism sector to put forward proposals for high quality tourist accommodation and associated facilities, either via Development Applications or Planning Proposals. Council particularly encourages proposals for accommodation cabins, hotels, and resorts, noting importance of the tourism sector to the Central Coast economy, and the recognised undersupply of these accommodation types, as set out in the Visitor Accommodation Futures Study, considered at the Economic Development Committee meeting on 3 June 2025.**

The Motion was put to the vote and declared **CARRIED** on the casting vote of the Chairperson

FOR: CRS MOULAND, STANTON AND EATON OAM

AGAINST: CRS WALSH, SMITH AND CASTLES

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**1.14 DA Statistics**

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8:27pm

A MOTION was *MOVED* by Councillor MOULAND and *SECONDED* by Councillor STANTON:

**EPC39/25**

***That the Committee notes the Development Application statistics contained within the report.***

**CARRIED**

FOR: UNANIMOUS

The next meeting is to be held at 7:00pm on Tuesday 5 August 2025 at the Wyong Administration Building.

**The Meeting** concluded at 8:56pm.